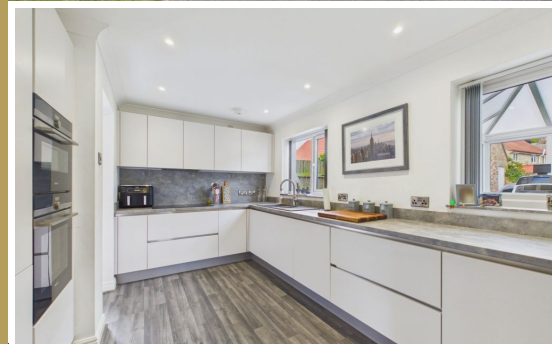




01947 601301



45 LINDEN CLOSE,
BRIGGSWATH

4 BED DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Detached House with Stunning Views
- 1,400 sq ft of accommodation over 2 floors
- Open Plan Living space & a Modern Kitchen
- 4 Bedrooms & 2 Bathrooms
- Gas Central Heating & Double-Glazing
- Conservatory and Gardens with Rural Views
- Double Garage with Shared Driveway
- Ideal Family Home close to Village Amenities

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

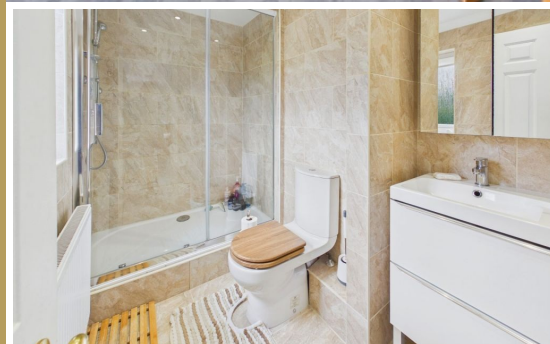
Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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45 LINDEN CLOSE, BRIGGSWATH- 4 bed Detached House -£465,000

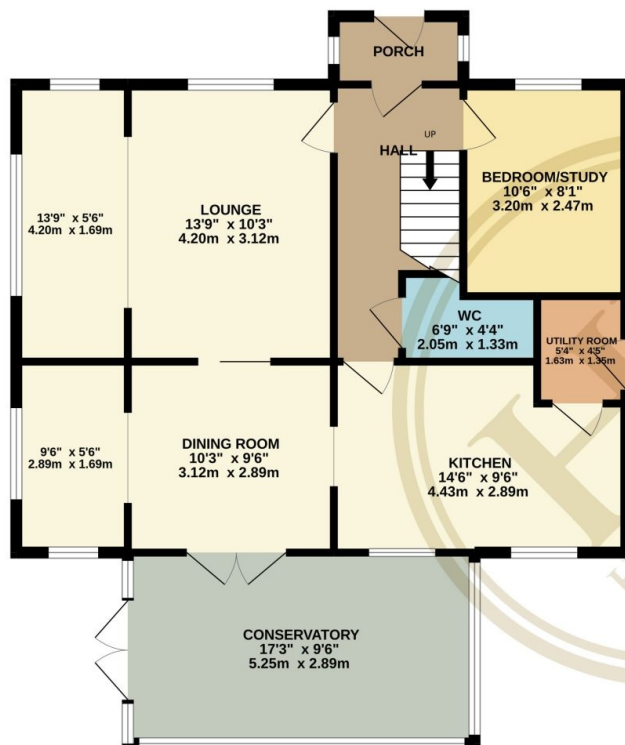


Hope & Braim are delighted to present 45 Linden Close in Briggswath to the market. A superior detached house with stunning views located on the edge of an exclusive residential development in a village setting close to the coastal town of Whitby. The property has been extended and refurbished so is now a modern and light filled family home that benefits from having gas central heating and double-glazing throughout. The living accommodation is open plan with a comfortable lounge linked to the dining room via pocket doors with both rooms having been extended and have large glazing that enjoy views over the neighbouring fields. The dining room also has French Doors that lead through to the Conservatory that share the same views and is also linked to the kitchen that has modern fitted cabinets with integrated appliances. Downstairs there is also a utility room, a separate WC and a bedroom that is currently being used as a home office. Upstairs there are three double bedrooms and two bathrooms, including a master suite with its own en-suite shower room and fitted wardrobes. One of the bedrooms was formerly two bedrooms that has been converted into one larger bedroom, that still retains two doors, making conversion back to two bedrooms easy if required. Outside there is a lawned garden and a double garage with a shared driveway off a private road so with this home being on the edge of this small development this home enjoys private setting and a rural outlook.

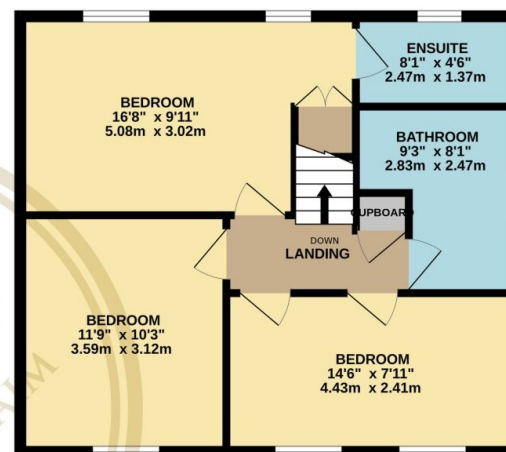


45 LINDEN CLOSE, BRIGGSWATH- 4 bed Detached House -£465,000

GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

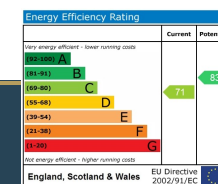


1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

